

Amendment to Bill No. 2 – 2005

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Legislative Day No. 3

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Amendment No. 4

(This amendment makes several changes to the Section 131:N (1)D, which permits age-restricted adult housing in B-1 and B-2 zones in the West. The changes include: deleting a requirement for sidewalks for retail uses, changing the maximum net floor area of dwellings, and clarifying provisions pertaining to the district where the site is located.)

- 1 Substitute the attached pages for page 48 of the proposed Comprehensive Zoning
- 2 Amendments attached to Council Bill 2 - 2005.
- 3
- 4 FILENAME A4CB2-2005.doc

1 D. AGE-RESTRICTED ADULT HOUSING IS PERMITTED IN THE B-1
2 OR B-2 DISTRICT ON SITES IN THE RURAL WEST AS SHOWN
3 ON THE HOWARD COUNTY GENERAL PLAN, PROVIDED THAT:
4

- 5 (1) THE DISTRICT IS 5 GROSS ACRES OR LARGER.
6 (2) THE SITE **WITHIN THE DISTRICT** IS NOT WITHIN THE
7 PLANNED SERVICE AREA FOR PUBLIC WATER AND
8 PUBLIC SEWER.
9 (3) THE AGE-RESTRICTED ADULT HOUSING IS EITHER
10 DESIGNED AS AN INTEGRAL PART OF A NEW
11 DEVELOPMENT THAT HAS AT LEAST 20,000 SQUARE
12 FEET OF RETAIL FLOOR AREA, OR IS **IN A DISTRICT**
13 **[[DESIGNED TO BE COMPATIBLE]]** WITH EXISTING
14 RETAIL DEVELOPMENT OF AT LEAST 20,000 SQUARE
15 FEET OF FLOOR AREA WITHIN THE ZONING DISTRICT.
16 (4) THE AGE-RESTRICTED HOUSING WILL HAVE SAFE
17 AND CONVENIENT ACCESS **[[VIA SIDEWALKS]]** TO THE
18 RETAIL USES.
19 (5) THE NET FLOOR AREA OF DWELLINGS DOES NOT
20 EXCEED **10,000** **[[6,000]]** SQUARE FEET PER NET ACRE
21 OF LAND WITHIN THE **SITE** **[[PORTION OF THE**
22 **PROJECT]]** DEVOTED TO THE RESIDENTIAL USE.
23

24 E. SITE DESIGN
25

26 THE LANDSCAPE CHARACTER OF THE SITE MUST BLEND
27 WITH ADJACENT RESIDENTIAL PROPERTIES. TO ACHIEVE
28 THIS:
29

- 30 (1) GRADING AND LANDSCAPING SHALL RETAIN AND
31 ENHANCE ELEMENTS THAT ALLOW THE SITE TO
32 BLEND WITH THE EXISTING NEIGHBORHOOD.
33
34 (2) THE PROJECT SHALL BE COMPATIBLE WITH
35 RESIDENTIAL DEVELOPMENT IN THE VICINITY BY
36 PROVIDING EITHER:
37
38 (A) AN ARCHITECTURAL TRANSITION, WITH
39 BUILDINGS NEAR THE PERIMETER THAT ARE
40 SIMILAR IN SCALE, MATERIALS AND
41 ARCHITECTURAL DETAILS TO NEIGHBORING
42 DWELLINGS AS DEMONSTRATED BY
43 ARCHITECTURAL ELEVATIONS OR
44 RENDERINGS SUBMITTED WITH THE PETITION;
45 OR
46 (B) ADDITIONAL BUFFERING ALONG THE
47 PERIMETER OF THE SITE, THROUGH RETENTION
48 OF EXISTING FOREST OR LANDSCAPING,
49 ENHANCED LANDSCAPING, BERMS OR
50 INCREASED SETBACKS.
51

1 (3) FOR PROJECTS WITH LESS THAN 50 DWELLING
2 UNITS IN THE RC, RR, R-ED, R-20 AND R-12
3 DISTRICTS, SETBACKS FROM EXISTING PUBLIC
4 STREETS SHALL BE THE SAME AS THE SETBACK
5 REQUIRED FOR RESIDENTIAL USES ON ADJACENT
6 PROPERTIES.
7

8 F. [[d. The development shall comply with the following bulk
9 requirements:]]

10 BULK REQUIREMENTS

11 (1) Maximum Height:
12
13